

Draft of 05.31.13

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Special Meeting
Thursday, April 18, 2013
12:30PM

Officials Present:

Deb Love, Chair
George Thorpe, Vice Chair
Keith Klaver, Supervisor
Judy Lizza, Manager
Hugh Donaghue, Solicitor
Joe Mastronardo, Engineer
Matt DiFilippo, Secretary

Call to Order

Chair Love called the meeting to order at 12:32PM, and reported that the special meeting was to present to the public the idea of a Loop Road Overlay Zoning District. Valerie Hoxter, Painters Crossing, reported that she will be audio taping the meeting. Township appointed Land Planner, Ray Ott, gave the presentation concerning the idea of a Loop Road Overlay Zoning District.

Samantha Reiner, Webb Road, asked if any formal plans have been submitted. Solicitor Donaghue responded that a sketch plan had been submitted however no formal plans.

Mr. Ott discussed future land uses for the Township, showed the Comprehensive Plan Map, and explained how the comprehensive plan projects land use over the next 15 – 20 years in Chadds Ford Township. He continued by discussing that the area along 202 is able to accommodate growth, and that the plan for the rest of the Township is to stay rural, adding that some land is already protected, as well as some Township roads being identified as scenic. Mr. Ott pointed out that the red and orange areas on the color-coded comprehensive plan would absorb most of the future growth, and that the red area represented the 202 corridor and the orange areas represented the two historic districts of Chadds Ford.

Mr. Ott explained the “mixed use” idea of the proposed Loop Road Overlay District, contrasting it to the “typical” suburban model with an emphasis on “walkability,” promoting a “town” atmosphere, better traffic patterns and ultimately, environmentally friendly. He gave examples of townhome communities in the area, and advocated examples with “rear yard usage.” He also discussed “Leed” neighborhood development. The Hovnanian-Henderson townhome proposal was discussed and proposed to be off of Brandywine Drive adjacent to the Village at Painter’s Crossing.

Paul Koch, Baltimore Pike, commented about the projections and ratio of residential versus commercial and Mr. Ott responded that the projections could be 70% commercial and 30% residential or 50/50.

Margaret Faia, Jennifer Lee, Angela Melvin, Karen Kung, Kevin Mayo, Salvatore Faia, Larry Moore, and Richard Kaiser, all residents of the Estates at Chadds Ford, expressed their concern about the completion of a loop road; Hillman Drive being the only access to the Estates at Chadds Ford; maintaining less traffic on Hillman Drive; the idea of a Loop Road Overlay Zoning District; protecting Chadds Ford Residents from increased traffic, specifically commercial traffic; the proposed ideas for uses such as a luxury townhome community and a YMCA—considering these ideas as more intense traffic impacts compared to that of an office building.

Vice Chairman Thorpe commented that actual completion of the loop road is not the purpose of today's Special Meeting and that the proposed zoning district overlay is simply called the "Loop Road" Overlay District. He continued that the primary focus concerns the Hovnanian – Henderson townhouse community idea and compared the idea to the lot's current vacant state.

Solicitor Donaghue clarified that the discussion of today's meeting was about a proposal for a particular piece of property Mr. Henderson owns and how they want to develop it and the overlay district allowing this use.

Vice Chairman Thorpe, Engineer Mastronardo, Chair Love, and Mr. Ott, all concurred that a residential use would be a less intense use compared to possible commercial uses of the property now without the overlay zoning district.

Supervisor Klaver, Vice Chairman Thorpe and Mr. Ott discussed existing sewer connection service and future possibilities, individual townhouse and row footprints, landscaping and buffering, signage, hydrant access, and stormwater management.

Supervisor Klaver reiterated that the discussion today started by looking at a property in which an interest had been expressed. He continued that there are no proposals and the idea is still in the design or thought phase. He further stated that because the Hovnanian idea was introduced that the Board decided to look at the whole "loop road" area for zoning with the opportunity for other aspects while seeking the input of those affected in the area. He also mentioned the YMCA-Henderson idea. He emphasized that the overlay zoning district is not for the actual loop road.

Chair Love explained that today's meeting is about an intention that appeared to the Board as a less intense use for a lot that could expand into another area, considering the current overlay conditions and changing them to allow more residential uses rather than commercial uses. She further clarified that this Special Meeting was an introductory meeting about the idea and the development of the properties and not the loop road.

Solicitor Donaghue and Engineer Mastronardo both confirmed that current zoning conditions would not allow for a luxury townhome community or a YMCA. Engineer Mastronardo agreed with the ideas being less-intense uses compared to possible commercial uses.

Debbie Reardon, Tally Ho, Tom Kerwin, Carnation Lane, and Kathleen Goodier, Webb Road expressed concerns regarding traffic, the area the ordinance would be affecting, density, aesthetics, financial impacts on the area, and the impact on Unionville–Chadds Ford School District.

Valerie Hoxter, Painters Crossing, asked for confirmation that the proposed overlay zoning district wouldn't include Painter's Crossings Condominiums, and whether or not developers offered money for completion of the loop road. She also asked about the idea of a wall or screening between the loop road and Painter's Crossing Condominiums if the loop road were to be built.

Chair Love discussed the history of the loop road and how developers have offered contributions.

Supervisor Klaver and Vice Chairman Thorpe discussed the need for proper entry, exit and emergency accesses to the development if anything were to be built.

Adjournment

Chair Love adjourned the meeting at 3:00PM by thanking everyone for coming, and emphasized that no formal action would be taken in the immediate future and that the Board would keep the dialogue open with the residents regarding the concept of a Loop Road Overlay Zoning District.

Respectfully submitted,

Matt DiFilippo
Secretary